

Blount County

Planning and Development Services

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MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: October 1st – October 15th, 2025

SUBJECT: Staff reports on items to be considered for the Thursday, October 23rd, 2025 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

C. Preliminary Plats – Major Subdivisions:

- Goolsby Property Lots 5R-1 – 5R-5 Subdivision off Old Niles Ferry Road by Jeremy & Kara Crye. 5 lots, 4 lots to be served off a proposed new common driveway and 1 with road frontage.**

The preliminary plat was approved in May of 2025.

Background: The final plat for the Goolsby Property Subdivision Lots 5R-1 to 5R-5 contains 4.831 acres off Old Niles Ferry Road. A new common driveway is planned to serve Lots 5R-1, 5R-2, 5R-4 and 5R-5. No other driveway access for lots 5R-1 or 5R-2 off Old Niles Ferry Road. Lot 5R-3 will be served off and existing driveway. The proposed location of the new common driveway and sight distance at this location has been evaluated. Improvements have been made at this location including bank improvements by the owner. According to the preliminary plat none of the property is located within a floodplain. The proposed development has been reviewed inclusive of subdivision regulations for small lots along a new common driveway with public water, electric and individual septic systems.

Analysis:

Design of plat, plat description: The parcel is located within the R-1, rural district 1 zone and lot sizes and density are appropriate. The parcel currently has a home and barn and is gently sloping land. The bulk of the drainage will be directed towards the natural drainage areas and towards the county road.

Special attention and control measures during all onsite construction have been required. Four of the new lots shall become part of a maintenance agreement and have maintenance responsibility of the common driveway and cluster mailbox.

Existing Road(s): Old Niles Ferry Road is 18-19 feet wide and is adequate for these five lots.

Septic, Sanitary Sewer: A preliminary soil map was supplied along with the preliminary plat as required. The Environmental Health Department has reviewed the soil map and is preparing to sign the final plat.

Drainage and Erosion Controls: The parcel is sloping in multiple directions and the bulk of the drainage will be directed towards the natural drainage areas and towards the county road. All erosion control measures shall remain in place until the sight is revegetated.

Common Driveway Plan: A common driveway plan with cross sections has been submitted with the preliminary. A final certification letter from the project engineer for the construction of the common driveway will be supplied prior to releasing the final plat.

Public Water and Electric Utilities: Public water and electric are proposed to serve all the lots. All water and electric improvements shall be fully installed to each lot prior to final plat or a surety posted to the appropriate utility. Both utilities are preparing to sign the final plat. An existing fire hydrant will serve this project per the water utility.

Property Owner's Association: The developer has supplied documentation for a maintenance agreement for the Goolsby property inclusive of common driveway maintenance and cluster mailbox.

Construction of Improvements: As of this time on-site construction is nearing completion for the proposed subdivision. All utilities, driveway construction and ditches have been constructed within the proposed common driveway easement.

The location of the common driveway along Old Niles Ferry Road has been evaluated by the engineering department. The grade of the common driveway appears satisfactory. The entrance is adequate to accommodate the paved area. Improvements completed for this subdivision include the construction of the common driveway, paving of the common driveway entrance, installation of electric and public water to each lot.

Administrative Considerations: The final plat for Goolsby Property was reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with public water, electric and individual septic systems.

Outstanding Items to be Completed:

1. Completion of all onsite construction including erosion controls on all exposed areas.
2. Copy of notarized maintenance agreement for the maintenance of the common driveway and cluster mailbox.
3. Signature plats including the Environmental Health Department, electric utility and utility water signatures.
4. Environmental Health Department Review fee and platting fee.

In accordance with past actions of the Planning Commission in similar situations, the Planning Commission has options to 1) deny final plat due to identified deficiencies, 2) defer final plat approval until deficiencies are addressed, or 3) grant final plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies.